

**PLANNING COMMISSION MINUTES**  
**JANUARY 21, 1992**

Present: Chairman Jeff Chretien, Mike Holmes, Kathi Izatt, Elaine McKay, Dick Dresher, Mark Green, Don Milligan; Barbara Holt, City Council Rep.; Jack Balling, City Engineer; Shirley Chevalier, Recording Secretary

Excused: Mick Johnson; Jon Reed Boothe, Planning Director

Minutes of December 17, 1991 were unanimously approved as written. Minutes of January 7, 1992 were unanimously approved as written.

**Conditional Use:**

1.21.92.5A 91-9C 880 S. Main, 8 Multi-family Units-Mike Youngberg

Mr. Youngberg's new plans reflect changes recommended by the Planning Commission at an earlier meeting, which includes increased landscaping, site cleanup, and addressing neighbors' concerns.

Mr. Balling said these are the most complete plans we have received, and they comply with the ordinance in its entirety. Staff recommends conditional use approval subject to the following conditions:

1. Posting of a landscape bond;
2. Posting a cash deposit to guarantee the repair/replacement of curb, gutter, and walk;
3. Payment of the water and sewer connection fees;
4. Payment of water main fee for main line tap and valve, 85 ft. of main, and one fire hydrant. Cost determined by Water Dept. ;
5. Deeding a 7 ft. wide utility easement across the north, west, and east sides of the property, and 12 ft. wide easements along the sewer and water lines;
6. Completion of the plans by a licensed engineer or architect as required by building code.

The adjusted parking arrangement gives a good free flow of traffic into all the parking areas. Parking is adequate for the units and the office building, which is the existing rock house.

Regarding fencing, Mr. Youngberg said the neighbors would like an 8 ft. concrete wall on the west property line to replace an existing wood fence. An existing block wall on the south side will be raised to 6 ft. The dumpster area will be screened by an enclosure, probably brick.

Kathi Izatt asked about the drainage problem. Mr. Youngberg said the drainage system will handle it, and the 8 ft. wall will help.

Elaine McKay made a motion to grant the conditional use for the 8 duplex units at 880 So. Main subject to the six conditions outlined by staff and adding #7 that there be a garbage enclosure as per the ordinance; Mike Holmes seconded the motion; voting was unanimous.

1.21.92.5B 92-IC 41 W. 1500 S., 3 Duplex Units, Grant Horsley

Mr. Balling stated the plans are quite incomplete, lacking in the following areas:

1. Curbs, gutters, sidewalks and drive areas need to be labeled and defined by size and dimensions;
2. Garbage storage areas should be shown and screened;
3. Storm drainage plan to show inlets, piping, outlets, and runoff quantities;
4. A landscape plan submitted and approved by the City Planner showing sprinkling system and planting;
5. A grading plan of the site must be submitted showing spot elevation grades, waterways, and drainage;
6. Final plans submitted for compliance with the Uniform Building Code and stamped by a licensed architect or engineer for wind load velocities of 100 mph;
7. 7 ft. wide utility easements to be deeded to the city for utilities across the front, and along the back and west property lines;
8. The sanitary sewer needs to be designed with an 8 in. concrete pipe and 48 in. manholes as per the city standards, and a 12 ft. wide easement along the sewer line to be deeded for the sewer main;
9. The building code requires a 2% grade from the building pad to the approved drainage way (the street). The grade elevations must be shown to comply with the building code. The building pads should be raised as shown on the check sheet;
10. A north arrow needs to be shown on the plan.

Staff recommends the conditional use be granted subject to the above conditions and the additional conditions below:

11. Posting of a landscape bond as per ordinance;
12. Payment of the sidewalk/curb and gutter fees for 1500 South;
13. Payment of the water connection and sewer connection fees and installation of the laterals before April 1, to avoid conflict with the construction on 1500 South;
14. Payment of a storm detention fee of  $0.735 \text{ area} \times 2100.00$   
\$1,544.00 or providing storm detention on site as required by ordinance;
15. Payment of all required building fees as required under the building codes.

Mr. Horsley said his goal was to build three quality duplexes. He said he spoke to the Eberts whose property borders to the west, and they said they have no problem and did not plan to attend the meeting. They were concerned about their fence, which is a 5 ft. chain link fence along the west side of the property. Mr. Horsley said they discussed it and proposed to add slats to give privacy to their home. He contacted several other property owners also.

In addressing the conditions in Mr. Balling's report, Mr. Horsley said he had no problem in providing the architectural drawings, but he thought preliminary drawings would be presented first rather than final drawings. He would like to get approval while interest rates are low and before the street work begins. He has an option on both pieces of property.

Edwin Ebert, 76 W. 1500 S., said Mr. Horsley suggested adding slats to the existing chain link fence, but this is not at all acceptable to him, and he now opposes the project.

Rob and Terese Anderson 97 W. 1500 S., Randy Dopp, 93 W. 1400 So., Kim Eggett, 36 W. 1500 S., are against more duplexes in the area; Mark Zaugg, 37 W. 1400 S., submitted his letter of opposition, and a petition signed by neighborhood residents who oppose. Wally Scott, 130 W. 1400 S. , said a duplex was built next to his home several years ago with conditions attached that had not been complied with. His concern is who will follow through to see that the conditions attached to this project are met. Mr. Balling replied that a cash bond is posted to guarantee compliance with all the conditions, landscaping, and site improvements. The bond is not released until all items are completed to the satisfaction of the Planning Director.

The property owners were also concerned with a crosswalk located next to where the driveway coming out of this project is located, for the safety of the children.

Kathi Izatt made a motion to table this item until February 4, 1992 and that all conditions outlined by staff be completed; Mr. Horsley to look at potential change in density and layout, the possibility of a further setback on the front unit in order to come into conformity with existing structures as an option; a solid wall built around the land bound portion of the property; the crosswalk concern to be addressed by the City Traffic Committee; Elaine McKay seconded the motion; Mike Holmes abstained from voting since he owns property in the area; approval was by majority vote.

Mr. Balling stated staff needs at least one week before a meeting to review plans. Mr. Horsley would have to submit new plans by January 28th in order to be put on the agenda for the February 4th meeting.

#### **Commercial Applications:**

1-21-92.10A      So. Davis Community Hospital Addition, 465 S. 400 E.  
Reaffirmation of Preliminary & Final Approval, January  
15, 1991, Richard Stringham

Mr. Stringham showed a rendering of the new addition which will be used for long term patients, including pediatric cases from Primary Childrens Hospital. There will be three floors, 66 beds, 36,000 sq. ft. It was approved a year ago but obtaining financing has been slow. They now need reaffirmation of that approval, the same conditions applying (see minutes 1-15-91). Staff recommends granting the approval for another one year period.

Mark Green made a motion to reaffirm the preliminary and final approval for

the South Davis Community Hospital addition as requested; Kathi Izatt seconded the motion; voting was unanimous.

Meeting adjourned at 9:30 PM.

